



Located in this desirable area of Dawlish is a detached three/four-bedroom house. With both sea and country views this property is not to be missed! The property benefits from a spacious rear garden and driveway parking

34 Meadow Park | Dawlish | EX7 9BU



thoroughly good property agents



PROPERTY TYPE

Detached House
Freehold



SIZE

1,458 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

South Facing Garden



EPC RATING

68 (D)



COUNCIL TAX BAND

D



in a nutshell...

- Sea & Countryside Views
- Driveway Parking
- Three/Four Double Bedrooms
- Desirable Location
- Spacious South Facing Garden
- Utility Room





the details...

A deceptively spacious, detached family home with three/four bedrooms, an enclosed rear garden and parking, with a sea view, in the popular town of Dawlish.

Inside, it is well-presented with light and neutral décor throughout and feels warm with gas central heating and double-glazing. It is arranged over two floors, reverse-level, taking advantage of its elevated position and view of the sea. The accommodation comprises of an entrance hallway with an airing cupboard containing an insulated hot water cylinder, a good-sized kitchen, modern with plenty of worktop and cupboard space, integrated oven and hob, dishwasher and fridge-freezer, a generously sized living room with a living-flame gas fire that makes a lovely focal point for the room, and a fabulous view from the window over the garden and with a glimpse of the sea, a separate dining room, ideal for a dinner party or a family celebration, also with a view of the sea, a modern shower room with a shower, corner basin and a WC, and off the living room, a study, ideal for those working from home, that would also make a great fourth bedroom if required. It also houses a condensing system boiler for the central heating and hot water.

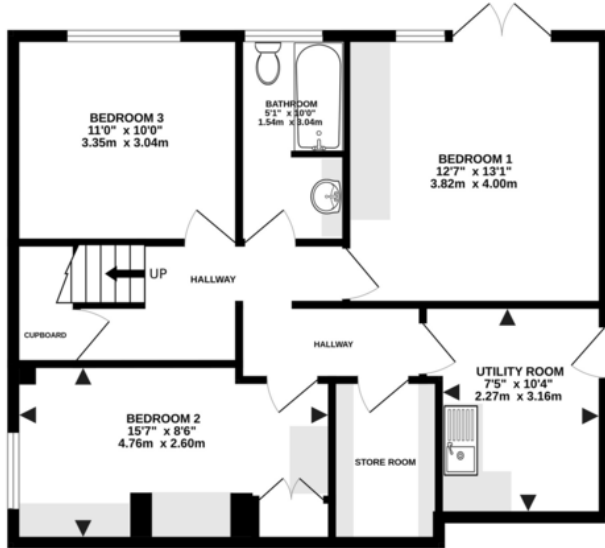
Stairs from the hallway lead down to the ground floor where there is the master bedroom, which is an excellent light and airy double with fitted wardrobes and French doors to the garden, two further bedrooms, both double-sized, one with a view and the other with a suite of fitted bedroom furniture. Also on this floor is a family bathroom, a large walk-in store cupboard, and a utility room with a back door to the garden, worktop, storage and plumbing for white goods.

Outside, the terraced rear garden is charming and totally private and southwest facing it enjoys long hours of summer sunshine. There are two paved terraces, great for entertaining, be it alfresco dining or a family barbecue, the top one with a wooden balustrade, and from where there is a fabulous sea view. There is a pond, shrubs, flowers and ornamental trees, a level lawn, and at the front, another beautifully landscaped garden with beds of well-established flowers, shrubs and bushes, beside the driveway that has parking for one car, with more on-road if required.

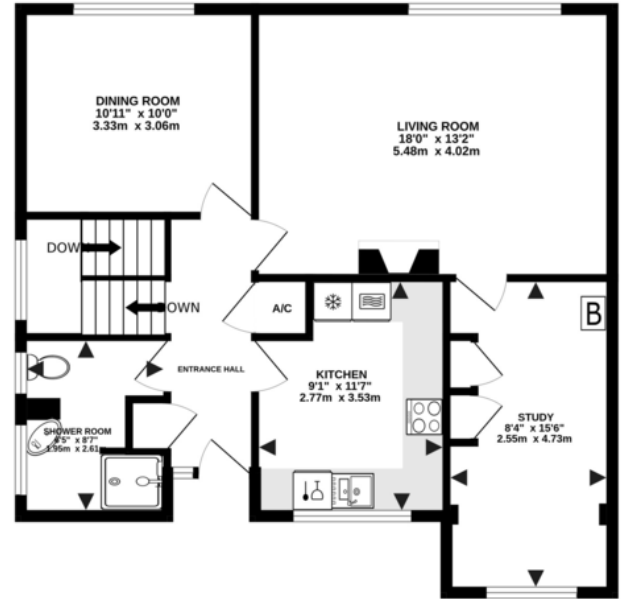


the floorplan...

GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities.

Shopping

Late night pint of milk: Brook St. Family Shopper 0.6 mile

Dawlish town centre: 1.1 miles

Supermarket: Sainsburys 2.5 miles

Relaxing

Beach: Dawlish Beach 1 mile

Dawlish Play Park: 0.6 mile

Warren Golf Club: 2.8 miles

Travel

Bus stop: Old Town St 0.4 mile

Train station: Dawlish 0.9 mile

Main travel link: A380 5 miles

Airport: Exeter 17.6 miles

Schools

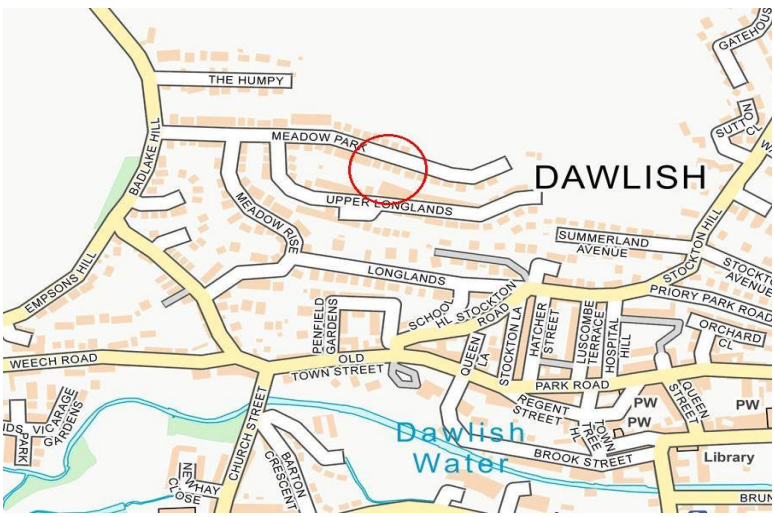
Gatehouse Primary Academy: 1.6 miles

West Cliff Primary Academy: 0.8 miles

Orchard Manor School: 1.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 9BU**





The Property
Ombudsman

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